

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, the date, time, and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. 54954.

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Hutchison at 5:30 p.m.

Present: Hutchinson, Bumbera, Goyal, Sagredo

Absent: Marquez, Smith

APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented. m/s/c Bumbera/Sagredo 4-0

APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of November 12, 2014 as presented. m/s/c Bumbera/Goyal 4-0

PUBLIC APPEARANCES

Chairman Hutchinson called for Public appearances. There were none.

PUBLIC HEARING

Due Notice having been given, now is the time to consider an application for a parcel map/minor subdivision (PM14-03) to subdivide one existing parcel into two parcels to construct an additional single family dwelling.

Representative: Victor Rodriguez-Fernandez, LS
126 East 3rd Street, P.O. Box 234
Calexico, CA 92231

Applicant: Jose Ferrer, Vexar Engineering
633 Main Street
El Centro, CA 92243

Property Owner: Sustenes Nunez, Jr.
837 Eucalyptus Avenue
Brawley, CA 92227

Location: 1274 H Street, more particularly described as the West 50 feet of the East 209.8 feet of Lot 7, Block 127 less the South 40 feet to the City of Brawley by Deed, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 049-121-004

Gordon Gaste, Planning Director gave an overview of the project. All of the other lots basically are single family homes are already subdivided. This one actual goes all the way through from "H" to "I". Making this lot like all the other ones, totally meets the minimum lot size for the zoning. One of the parcels

already has a duplex on it which is allowed on R-2. They plan to build a single family dwelling on the back of the parcel which will become the new front of the new parcel on that property.

Mr. Hutchinson, there's no alley?

Mr. Gaste, no alley there.

Mr. Goyal, 20 ft. easement on the east side and west side, no use there and who owns those easements?

Mr. Gaste, those are just there, it used to be an alley, parts where it's not shown it has been abandon. The one you see to the west belong to the property owns and the one to the east it's still a City alley that's maintained and ends at parcel 36 and parcel 7. There still going to be an easement on there because there is a sewer line but doesn't have to be an alley, so they won't be building on that area.

Mr. Goyal, the 20 feet go to the south side of the property?

Mr. Gaste, yes.

Chairman Hutchinson opened the public hearing at 6:38 p.m.

Public hearing Closed: 6:39 pm

Motion: The Planning Commission approves an application for a parcel map/minor subdivision (PM14-03) to subdivide one existing parcel into two parcels to construct an additional single family dwelling. m/s/c Bumbera/Goyal 4-0

REGULAR BUSINESS

Discuss and recommendations regarding the adoption of a proposed amendment to the Brawley Municipal Code, Chapter 27-Zoning Ordinance, Sections 27.147 and 27.180, for the purpose of clarifying landscaping and parking facilities and allowing multi-family residential projects with 3 or more units to have a 72", 6 foot fence in the front yard setback.

Gordon Gaste, Planning Director presented staff report to Commissioner. This was brought up before when we had last time a multi-family home projects, a variance for one. Everyone that has been built had asked for that variance. So it has become a standard regularity that any apartments essentially that are more units have a 6 foot fence. Sometimes when it's in the corner they have to get a variance for one side so then you have to get a variance for the other side.

Mr. Hutchinson, it's strictly an option, right?

Mr. Gaste, it's an option and not a requirement but they can because they usually ask for 6 feet. There's been variance on the La Jolla Village Apartments on Malan as well as on west H Street, the Cattle Call Drive and the Valle Del Sol has them and they all been approved unanimously in the past. It's not really a variance anymore, it's a standard that should probably go on the ordinance as being the maximum height 72", 6 feet. The other portion clarifications ordinance always had issues in the past on terms of

when we write enforcement letters for landscaping and maintenance of parking areas for what's required and what's not. To us if you're going to have it, you should take care of it, if not don't have the extra landscaping or extra parking, this just covers so if it's something that wasn't required in the initial approval and they put some more landscaping they let it go, we can say you need to clean this up. The same goes for the maintenance of the parking areas. Instead of saying required we changed it to all. We are pretty liberal on the type of landscaping. The newer projects we would be able to do that right up front tell all the landscaping areas that need to be. In some of the old ones it's a little hard to enforce if it's on the side because it might have not been a required landscape area in that site plan back in the 1970s.

Mr. Goyal in favor of removing as many requirements to avoid coming to the Planning Commission, to make it easier.

Motion: The Planning Commission approves an application amendment to the Brawley Municipal Code, Chapter 27-Zoning Ordinance, Sections 27.147 and 27.180, for the purpose of clarifying landscaping and parking facilities and allowing multi-family residential projects with 3 or more units to have a 72", 6 foot fence in the front yard setback. m/s/c Goyal/Bumbera 4-0

DISCUSSION/DIRECTION

Discuss and direction regarding a proposed amendment to the Brawley Municipal Code, Chapter 27-Zoning Ordinance, Section 27.211 and Table 27.221, for the purpose of restricting off-site signs.

Gordon Gaste, Planning Director presented staff report to Commissioners. Haven't drafted anything because I don't know what direction the commission what to go with.

Mr. Hutchinson, this was based on the public comment from the hotel.

Mr. Gaste, Yes.

Mr. Hutchinson, we had the discussion at that time that with the gentlemen and I can see his point to a certain point but at the same time you talk about regulations. Don't know how long this guy planning to have this sign.

Mr. Gaste, it started as a temporary canvas sign but since then he got a permit, put in plastic. If we are talking about this particular case and there's one issue that has come up since it's there now. It has been grandfathered in but we can change the ordinance now.

Mr. Hutchinson, what would the ordinance be changed too?

Mr. Gaste, couple options, you can say either nobody has any outside advertisement signs or you restricted to non-commercial.

Mr. Goyal, it should not be negative.

Mr. Hutchinson, it's true.

Mr. Goyal, but when it's in front of the hotel that's disrespectful to the business. You cannot write an ordinance just for that.

Mr. Gaste, now days people already know where they are going to stay when they come through town. Other people that come through town that don't know where to stay, does signage make a difference or are they going to look at price.

Mr. Hutchinson, true. I know a person since then that has come to town and needed a bed real quick and was going to leave. The guy wanted to charge him \$130.00 a night. Price is going to drive them away.

Mr. Goyal, that was unfortunately.

Mr. Gaste, there's not many signs like that. You'll see technically off site signs if there's more than one parcel on a shopping center like at Wal-Mart you'll have a sign that show all the adjacent parcels not like across town. There is a few grandfathered billboards around town.

Mr. Hutchinson, what are the billboard options now days?

Mr. Gaste, they are existing.

Mr. Hutchinson, if I wanted to put a couple of billboard types signs now?

Mr. Gaste, not that size.

Mr. Hutchison, I couldn't do that?

Mr. Gaste, No, not even the off-site signs are based on the same as the on-site signs. it used to be that all they use to have maximum of x square feet no matter what parcel it was. When we done the last ordinance update because of a lot of variance for signs for larger businesses, like Vons, Rite and Wal-Mart the restriction is too small for them so we decided to what other cities do, we go by frontage of business which is proportional of the size of the building.

Mr. Hutchinson, there was an issue with the Mexican Restaurant sign across from Vons that big sign, I remember there was a controversy over that a few years ago.

Mr. Gaste, I don't know if that was one that was there. You can restrict all signs, restrict all commercial oriented signs or you can leave it as is.

Mr. Hutchinson, no recommendations on this issue as for now.

Mr. Gaste, if it becomes an issue. We can always bring it back.

CODE ENFORCEMENT

Mr. Francisco Soto, Building Official, gave a code enforcement report on banners and signs, the demolition of the Volunteers of America structure, the A+ Furniture demolition progress, the new

Raspado business on North Plaza Street, and the proposed adult daycare facility at former Brawley Billiards.

Ms. Rosanna Bayon Moore, City Manager, gave a report regarding the forthcoming Quicklane at the former Del Norte Chevrolet site and the status of the potential State assistance for demolition of the property formerly housing the Red Stallion at the northwest corner of South 8th Street and G Street.

NEXT MEETING DATE

The Commission adjourned to the next regular meeting on February 4, 2015.

ADJOURNMENT

Motion: The meeting of the Planning Commission adjourns at 6:25 p.m. /s/c Goyal/Sagredo 4-0